

# REFERENCE

## Retail Property

### MARKET AND MORTGAGE LENDING VALUE APPRAISALS

**Clients** Credit institutions, property owners, investors

**Services** Market value appraisals in accordance with § 194 BauGB/RICS-standards as well as mortgage lending value appraisals in accordance with the Pfandbrief Act/ Regulation on the Determination of the Mortgage Lending Values of Properties (BelWertV) including comprehensive market, location and competition analysis



Appraising retail property is one of the core competencies of BulwienGesa Valuation. The company's extensive market penetration and proximity to the market's most relevant players within the segment constitute the crucial components of reliable analyses, sales forecasts as well as valid market and mortgage lending value appraisals.

The economic success of retail real estate depends on many factors: the market situation, the competitive situation in the property's surroundings, the quality of location, property's design and its tenant mix. In order to analyse the property's prospective return situation, we analyse those key factors, which form a basis for the appraisal. With their broad experience and qualifications, our staff members guarantee the highest possible expertise when applying all recognised valuation methods. In order to round off the

process-optimised valuation, we validate the findings using a great amount of comparables at the disposal of BulwienGesa Valuation.

BulwienGesa Valuation has conducted numerous retail property valuations.

Current reference projects on this field include:

- "Alexa" shopping centre (Berlin)
- "nova eventis" shopping centre (Greater Leipzig area)
- Portfolio of 12 retail properties (big boxes and supermarkets) in diverse locations in Berlin
- Portfolio of two Hertie department stores

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